

# KINGS CROSSING TOWN CENTER

KINGWOOD DR. AT W. LAKE HOUSTON PKWY.  
KINGWOOD, TX 77339



FOR LEASE | OFFICE / RETAIL





# PROPERTY HIGHLIGHTS

**Primary Use:** Mixed use - Office / Retail / Medical

**Area of Town:** Northeast - Kingwood

**Building Size:** 48,484 SF (5 buildings)

**Available Space:** 6,747 SF

- 2 N Main St: 2,058 SF Office

- 17 N Main St: 2,640 SF Office

- 4411 Town Center Pl: 1,167 SF Office

- 4429 Town Center Pl: 882 SF Office

**Smallest Available:** 882 SF

**Lease Rate:** \$20.00/SF/YR + NNN\*

*\*2026 Estimated NNNs are \$12.07/SF*

## FOR INFORMATION, CONTACT:

JEFF BENNETT

OFFICE: 281.312.0700

JEFF@MI-CRE.COM

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McALPINE  INTERESTS

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# PROPERTY FEATURES:

- Prime location in the heart of upscale Kingwood
- One-of-a-kind, Main Street architecture
- Built over 1993 - 2000
- Overlooks Town Center Park where multiple weekly & seasonal events are held bringing heavy foot traffic to the center
- Well-occupied center boasting outdoor seating and multiple successful restaurants and shops, making the location a popular gathering place for locals
- Private street access/parking



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Kingwood Dr.

W. Lake Houston Pkwy

HEB

Town Center Park

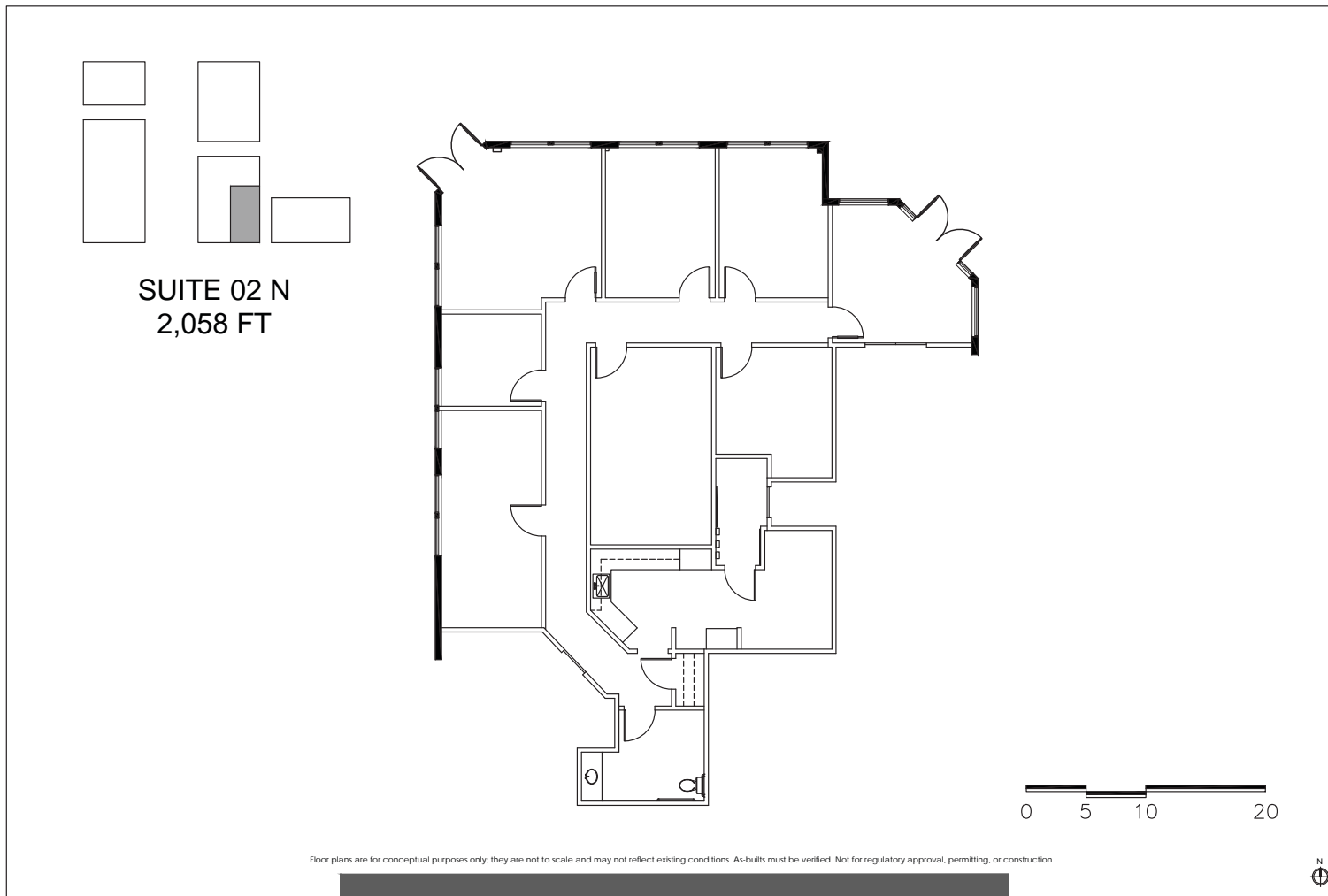
- Located in the heart of Kingwood at the prime intersection of Kingwood Drive & W. Lake Houston Pkwy with traffic counts of 59,000 vehicles/day
- Access to center via traffic light, median cuts, and left turn lanes
- Easy access to US-59/I-69 and in close proximity to Bush Intercontinental Airport

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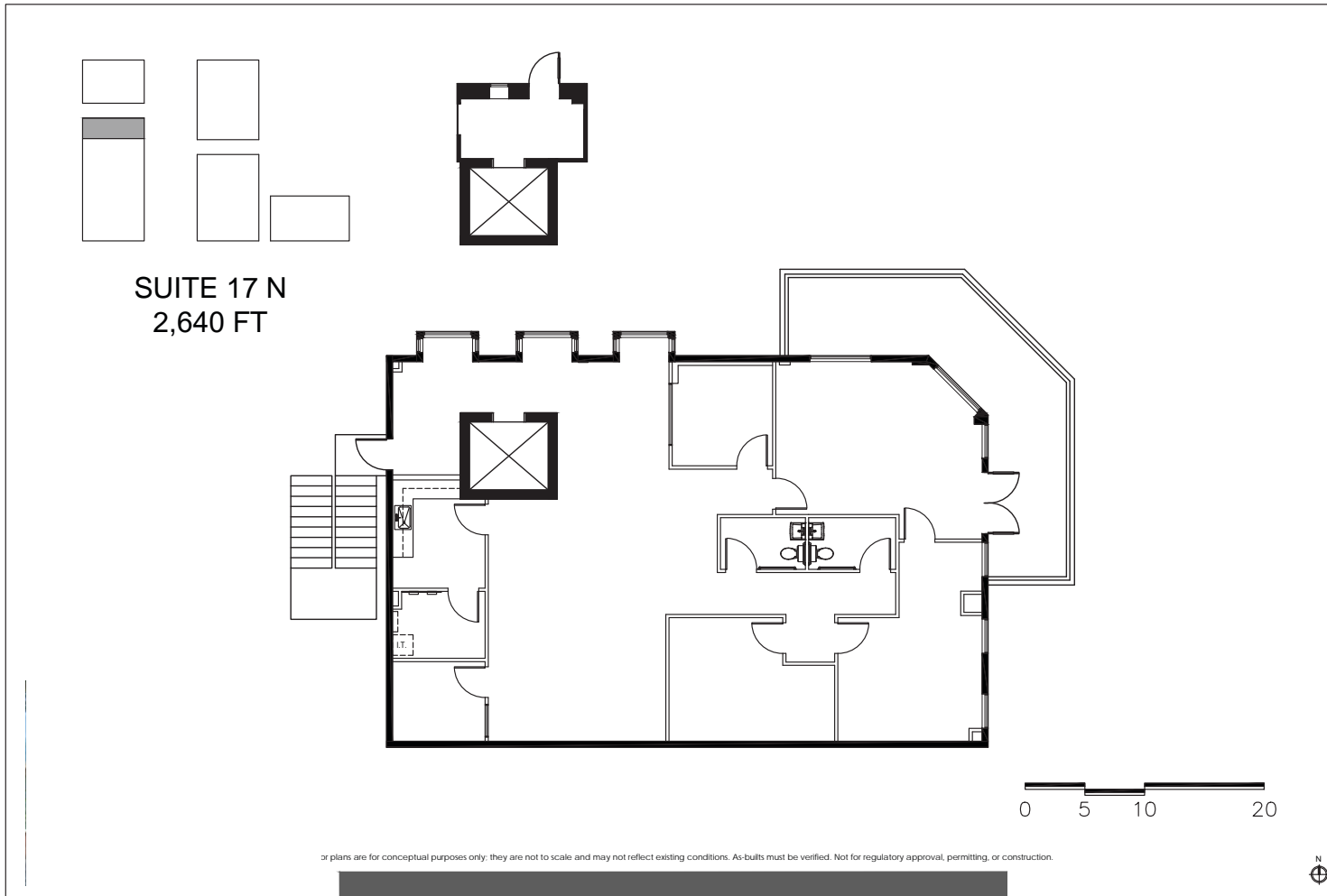
**2 N MAIN ST. KINGWOOD**  
**LEVEL 02**

CB22501.88-J.D. NOVEMBER 18, 2025

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**17 N MAIN ST. KINGWOOD**  
LEVEL 01 & 02

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